



COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

Date: July 31, 2015
Place: Sterling Conference Room; 2:00 PM
Attendees: Ann Souvaxis and Brian Potts, Building & Development
Subject: SBPA 2015-0018; Partlow Road

Pre-Application Request:

Subdivision of one existing lot (Ashburn, Phase 4, Lot 46) into two individual parcels. "Lot 46" is presently under the ownership of James E. Souvaxis (Parcel No. 086-46-5085). The property is zoned CR-2 and VCOD (Ashburn). The property is situated at the corner of Partlow Road and Ashburn Road and the address is 43750 Partlow Road, Ashburn, VA 20147.

Planner's Remarks:

1. The acreage associated with this site varies between three various sources (furnished survey, LMIS, and GIS). Additionally, staff reviewed deeds in the County's Land Records dating from 1954 up to 2009; there were no acreage references. Because of this, a new survey is needed to determine precisely the acreage. Additionally, staff voiced concern with respect to whether or not there is ample acreage to accommodate the proper roadway dedication without falling below the minimum acreage requirements prescribed by Zoning Ordinance. Both neighboring roads vary in width (roughly 32 to 36 feet) and it was indicated that a surveyor will need to verify if a prescriptive easement exists. Further, it was stressed that there is no guarantee the application can be approved and that the filing of an application and associated costs would be at the applicant's own risk.
2. The existing drainfield and well (WWN: 1953-0024) will need to be abandoned in accordance the Health Department's regulations.
3. The owner will need to consult with Loudoun Water with respect to the availability of public water and sewer, regulations, and applicable costs. Reviewed the Village Conservation Overlay District requirements as detailed in Section 4-2100 of the Revised 1993 Zoning Ordinance. Specific considerations discussed related to front yard, building height, sidewalk, street tree, and garage locations.
4. Existing structures might have to be removed from the "new" lot if they are not "principal" structures.
5. Reviewed the CR-2 provisions of Section 2-606 of the Revised 1993 Zoning Ordinance.
6. Discussed the Subdivision Waiver process, fees, and review timelines. Furnished a copy of the land development application and companion fee schedule.